THE CITY OF SAN DIEGO

Planning Department

Citywide Facility and Infrastructure Review
Ad Hoc Committee

FINAL SUMMARY REPORT

January 21, 2004

BACKGROUND

On October 22, 2002, the City Council adopted the Strategic Framework Element and City of Villages Strategy for the General Plan Update and Action Plan. As part of their motion, the City Council directed staff to initiate a collection of citywide existing conditions data. The current Existing Conditions Data Collection (ECDC) effort was subsequently initiated to provide a citywide inventory of existing facilities and land use conditions including but not limited to: public facilities, transportation, land use, and open space.

In January 2003, the Planning Department established the Citywide Facilities and Infrastructure Review Ad Hoc Committee to assist staff in evaluating methods of review and presentation of Citywide public facilities. Over the course of four meetings staff and the committee discussed the overall ECDC effort, park facilities, open space, environmental features, library and transportation facilities.

Beginning with a presentation and examination of several high-quality Geographic Information Systems (GIS) – based maps depicting some of the data collected for the community of Uptown, discussions easily evolved into citywide perspectives on the various topics. Some of the maps reviewed displayed transportation and circulation element data, libraries, police facilities, community service centers, parks, open space, public art, designated historical landmarks and land use detail.

SUMMARY

The Ad Hoc Committee consisted of a diverse group of individuals representing various community and professional interests. The professional diversity within the group enriched the dialogue and resulted in productive input to help staff achieve its goal with the committee.
The following highlights represent general summaries of the input received over the course of the ad hoc committee meetings. For complete detail, please see the attached meeting notes (Attachment).

- The Committee advised staff to consider whether they were looking for quantitative or qualitative conditions in the ECDC effort, if deficit identification is a goal of the effort, and to think critically about the specific data needed to accomplish the department's goals.
- The Committee provided valuable feedback and input on the Existing Conditions Data Collection maps that were being prepared for presentation to each community planning group.
- The Committee noted that the identification of view corridors in communities was an area needing further attention. In particular, it was suggested staff examine what the quantitative measure is across communities for view corridors, how they are regulated, and their impact on environmentally sensitive areas.
- The Committee suggested that staff explore identifying the age of infrastructure and include additional demographic detail (by age and location), as each of these factors are critical for thorough future needs analysis.
- The Committee strongly urged staff to "think outside the box" with regards to Park and Recreation facilities. They recommended staff reexamine the General Plan park guidelines during the Plan update, and to reconsider resource-based parks and tot lots with respect to satisfying community park needs. The Committee also suggested that communities be allowed to identify potential areas and structures that could accommodate new park opportunities, and that staff consider other methods of fulfilling community park needs, with community input. Additionally, it was suggested staff take into account how park deficiencies will change if General Plan park guidelines were to change.
- The Committee advised the City to develop a strategy for obtaining land for libraries, utilizing such mechanisms as eminent domain. It was also suggested that staff consider capital, operating and maintenance costs when evaluating Library facilities and needs.
- The Committee advocated that staff embrace all transportation as a network and to produce comprehensive traffic studies, taking into account cumulative impacts of all surrounding development to a community, when evaluating transportation facilities. It was also recommended that staff critically examine traffic oriented, pedestrian friendly, and transit friendly projects and policies to maintain the delicate balance needed for smart growth in communities diversified by geography, demographics, and economics.
- The Committee suggested that staff consider mapping demographic and park data together, including topographical features with transportation data for better analysis and presentation.

The Ad Hoc Committee's participation and input was unquestionably valuable. The Committee's contributions will be of great assistance to staff throughout the General Plan Update process and work program.

Attachments: 1. Citywide Facility and Infrastructure Review Ad Hoc Committee Meeting Notes
2. Citywide Facility and Infrastructure Review Ad Hoc Committee

The following meeting notes capture only questions, suggestions and comments that transpired during the meetings. The majority of these were responded to or answered by staff during the meetings but were not recorded.

Citywide Facility and Infrastructure Review
Ad Hoc Committee

Meeting Notes

Questions	Date
Are we looking at quantitative or qualitative (i.e. Normative) conditions?	4/23/03
Weren't needs already identified for the community of Uptown when the Development Impact Fees were adjusted (in new Public Facilities Financing Plan)?	4/23/03
What is the quantitative measure across communities for view corridors?	4/23/03
Can the view corridors be compared apples to apples across communities? How does this help us compare communities to each other with respect to view corridors and existing conditions?	4/23/03
How do you regulate view corridors? Are environmentally sensitive areas figured into this?	4/23/03
Can we do an overlay of housing with transportation?	4/23/03
Are sidewalks part of infrastructure and are they included in inventory?	4/23/03
Is inventory of Historic Stamps being collected?	4/23/03
Is it possible to identify the age of infrastructure (roads, sewer, etc.)?	4/23/03
Is it possible to identify and map overhead and underground (electric) utilities?	4/23/03
How can transit map be converted from visual display of routes to quantitative numbers for comparison community by community?	4/23/03
Can we count bedrooms? When talking about density, we're talking about population.	4/23/03
Is it possible to identify age of homes (year built)?	4/23/03
Is it possible to identify vacant and abandoned buildings?	4/23/03
Are we working on deficit identification?	4/23/03
Can transit map show frequency of service?	4/23/03
Do tot lots count towards meeting the General Plan's population-based park guidelines?	5/21/03
What is the benefit of having the majority of Community Planning Areas not meeting General Plan park guidelines?	5/21/03
How are Resource Parks viewed in terms of meeting population-based requirements?	5/21/03
How does the city define Resource Parks?	5/21/03

Which Community Planning Areas currently meet General Plan park guidelines?	5/21/03
Is maintenance of open space in the Park and Recreation budget?	5/21/03
If Morley Park is part of Balboa Park, can it be considered population-based?	5/21/03
What are the means to dedicate view corridors within private property?	6/18
How does the City coordinate with volunteer tree-planting groups to ensure trees are planted in the proper place?	6/18
Can Development Impact Fees (DIF) be used for Open Space?	6/18
What are the Library System's main issues/problems?	7/16/03
What is the typical cost of a two-story (branch) library facility?	7/16/03
Has the city developed a strategy to utilize eminent domain to obtain land for library development?	7/16/03
Is the State Library still funding grants (to local municipalities)?	7/16/03
Are "green building" (LEED) standards being employed in new/expansion library projects?	7/16/03
What constitutes a "large" transportation project?	7/16/03
Are traffic volumes based on SANDAG or city data?	7/16/03
Has SANDAG agreed to use our Existing Conditions Data Collection figures for traffic counts?	7/16/03
Does the Metropolitan Transportation Development Board (MTDB) plan on having educational sessions to inform the public about public transportation use?	7/16/03
Suggestions	**Date**
Need to think out of the box with respect to parks.	4/23/03
Distinguish between Open Space, active and passive parks.	4/23/03
Overlays for 2-3 levels could be shown in Powerpoint display.	4/23/03
Census data that gives ages, child bearing age, etc. would be more helpful. Seniors require different uses than tots.	4/2303
Need to explore further consideration all or part of resource parks towards meeting General Plan park standards. Should address this in General Plan update process.	5/21/03
Need to further evaluate resource-based parks and community parks.	5/21/03
Need to address competing community interests and needs (parks, housing, etc.).	5/21/03
Should examine bedrooms in housing because they correlate well with the young population and the number of recreational activities (youth sport teams, leagues, etc.), and the impact on needs and facilities.	5/21/03
(Park and Recreation staff) Need to survey property owners and renters in Master Plan outreach effort, especially in places like Mid-City.	5/21/03
(Park and Recreation staff) Should use random survey versus a selected survey.	5/21/03
Communities should be allowed to identify what lands could be purchased for open space and/or parks.	5/21/03

Who came up with "1/2 mile standard" for (park facility) service proximity?	5/21/03
Need to consider how deficiencies will change if General Plan park guidelines were to change (with General Plan update).	5/21/03
Water areas (assets for recreational use) like Miramar lake for example, are not part of equation for population-based standards, but should be examined in General Plan update because they are used for recreation.	5/21/03
(P&R staff) In Master Plan community outreach efforts, need to get community consensus on definitions and baseline data.	5/21/03
City needs to closely review guidelines and regulations related to building and development in canyons. Retaining walls can become one of many issues.	6/18
There should be a feature on the maps that shows overall Community Planning Area traffic information based on growth, plans and build-out.	7/16/03
The city is encouraged to look at parallel roadways (frontage roads, etc.) as inter-community connectors.	7/16/03
The city is encouraged to involve the community more in traffic analysis.	7/16/03
Comments	**Date**
Impacts of water and sewer replacements, not reflected in the maps. There is a lot of construction related to this work.	4/23/03
There's a problem to base Development Impact Fees on a 20 year old Community Plan.	4/23/03
Regents Road Bridge is example that we need to really be able to achieve something; not just have it look good on paper.	4/23/03
In north of City have Open Space but not really able to use as a park.	4/23/03
Transit map doesn't get current level of service for routes.	4/23/03
Base population is not necessarily predictor of school needs, etc. (2.17/household that School District used created problems)	4/23/03
Senior residents require different recreational services than children.	4/23/03
The issue with Parks is that General Plan Park guidelines were set after communities had large populations, so most (Urbanized) started with a deficit.	5/21/03
The (Park) issue is not just about land. We'll need to think outside the box to see how else to meet Park and Recreation/Open Space needs.	5/21/03
If communities begin to build up (intensify density with taller structures), then they should be able to identify existing older structures that could be demolished to create parks.	5/21/03
The value of high school joint-use facilities is not great.	5/21/03
If a joint-use facility is lighted, a community will get more/better use out of the facility than the school.	5/21/03
There's an issue with the maintenance of park facilities in communities that have met their General Plan park guidelines.	5/21/03
(Park and Recreation Staff) Park and Recreation staff is evaluating an	5/21/03

increase to the park fee for new development.	
The problem (main challenge to the City) is that everyone thinks their communities are deficient in park facilities.	5/21/03
Most communities developed after tier standard in General Plan meet the listed guideline according to the handout referenced. Park and Recreation staff to update this list.	5/21/03
(Park and Recreation) Park and Recreation Master Plan outreach effort would include survey, community input, community-based and regional-based meetings, and special stakeholders meetings.	5/21/03
Some communities (like Uptown) may prefer an encroachment versus a vacation – policies should allow some flexibility.	6/18
Hard traffic (volume) counts don't include true figures based on vacancy (capacity to consider for build-out).	7/16/03
One concern about individual development projects is that those traffic studies only cover project area.	7/16/03
There has to be another opportunity to conduct traffic studies (comprehensive) apart from community plan updates.	7/16/03
Need to look at transportation as a network and studies should focus on this philosophy.	7/16/03
Traffic engineers and planners need to look at external impacts to a Community Planning Area's traffic situation.	7/16/03
There is a public distrust with what regional transportation agencies have promised and actually delivered.	7/16/03
There is a balancing act the City must do between adding lanes/accommodating existing and more traffic volume, pedestrian friendliness and transit friendliness.	7/16/03
Maps	**Date**
Map 2 – In Legend, split 0.1-9 category into different colors.	4/23/03
Map 2 – Glossary states "Gross Acres include rights of way and can include other non-residential lands." Such as?	4/23/03
Map 3 – Add "Egyptian/Moderne" to Park Blvd.	4/23/03
Map 3 – Normal School Teachers Training Annex is nationally designated (on University Heights school campus).	4/23/03
Map 3 – Designated historical landmarks – distinguish between State, California, Federal, and designated.	4/23/03
Map 4 – Might help to clarify "shared use" as being in a joint-use agreement.	4/23/03
Map 4 – Schools – Temple Day school inaccurately located.	4/23/03
Map 4 – Schools – Beth Israel no longer located at marked site.	4/23/03
Map 5 – Colors for Designated Open Space and Multi-Habitat Planning Areas (MHPA) appear distorted by overlay mapping approach. Can distinctly different colors be used to make display more clear?	4/23/03
Map 5 – Possible to distinguish between public and private owned Open Space, and both designated and dedicated?	5/21/03
Map 6 – What can or can't be developed in View Corridors?	4/23/03

Map 6 – What is the reason for having a View Corridor?	4/23/03
Map 8 – Consider using acetate layers to distinguish between each layer of data on the map, or consider mapping layers on different maps.	4/23/03
Map 8 – What about providing peak versus non-peak, and directional data?	4/23/03
Map 8 – Perhaps use different colors for the yellow Daily Traffic Volumes bar to distinguish between each range.	4/23/03
Map 9 – Metropolitan Transportation Development Board (MTDB) Bus Rapid Transit (BRT) Showcase Project on eastern edge of study could impact future bus routes.	4/23/03
Map 9 – Quantify level of service and show frequency because they are important factors for transit.	4/23/03
Is it possible to have Park and other facilities deficiencies mapped?	5/21/03
Interactive mapping system was great. If a legend, major streets on some layers, and labels for certain facilities could be added, would be great.	5/21/03
It would help to see pedestrian grid on map with Parks and Open Space (for service proximity).	5/21/03
It would help to see census (demographic) info with Park layer for analysis and standards.	5/21/03
For Existing Conditions Data Collection effort, the ability to identify Multiple Species Conservation Program (MSCP) information, such as "listed" versus "covered" land, either on map or internet would be helpful.	6/18
Are traffic signal synchronized and can they be mapped?	7/16/03
Can Metropolitan Transportation Development Board (MTDB) ridership information be included on the maps?	7/16/03
Is there a way to show distance between intersections and travel time between them (for bus)?	7/16/03
Is there a way to display the traffic maps with topographical features?	7/16/03

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